



Registration for Division of Land in Atascosa County

I Amanda Garcia and Abel Garcia, am the owner of the attached filed division of land located at 39.45, Tract one, File No. 147613 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☒ Agricultural Use

☒ Family

☐ 10+ Acres

☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner



Date: 7/16/26

Signature:

Amanda Garcia and Abel Garcia

Printed Name:

Amanda Garcia and Abel Garcia

ACKNOWLEDGMENT

STATE OF TEXAS

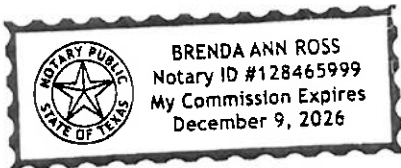
COUNTY OF ATASCOSA

BEFORE ME, the undersigned Notary Public, on this day personally appeared Amanda Garcia and Abel Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this July 16th, 2026.

Brenda Ann Ross

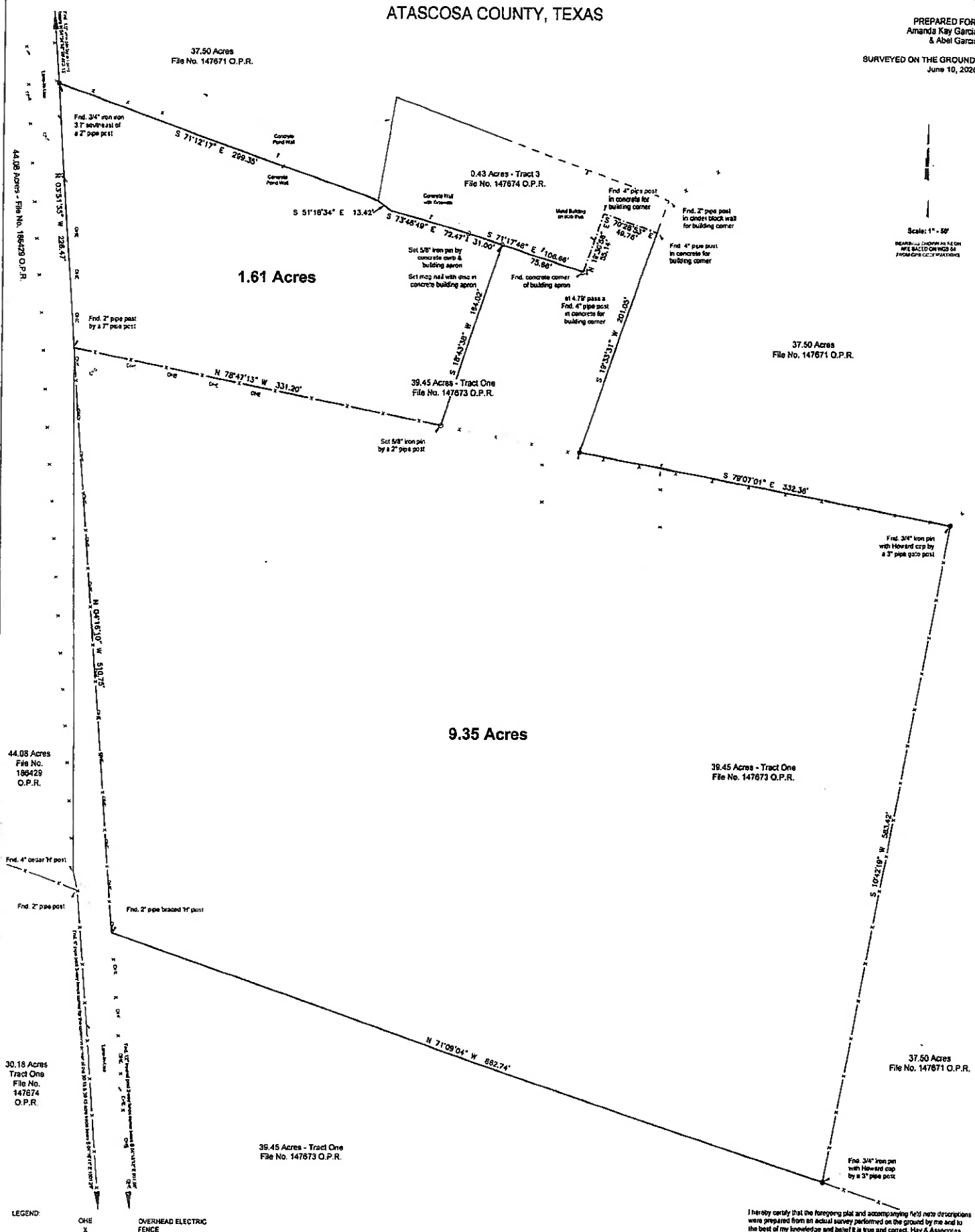
Notary Public, in and for
State of Texas



ATASCOSA COUNTY, TEXAS

PREPARED FOR:
Amanda Key Garcia
& Abel Garcia

SURVEYED ON THE GROUND:
June 10, 2025



A Plat of 1.61 Acres & 9.35 Acres out of a 39.45 acre tract, Tract One,
File No. 147673 Official Public Records of Atascosa County, Texas and
out of the Ignacio Herrera Survey 2, Abstract 6, Atascosa County, Texas.



Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS
COUNTY OF ATASCOSA

Field Notes of 1.61 Acres out of a 39.45 acre tract, Tract One, File No. 147673 Official Public Records of Atascosa County, Texas and out of the Ignacio Herrera Survey 2, Abstract 6, Atascosa County, Texas. (All 5/8" iron pin set with yellow plastic cap stamped "HAY & ASSOC SURVEYING CO")

BEGINNING at a 3/4" iron pin found 3.7 feet southeast of a 2" pipe post 2-way fence corner in the east line of a lane-in-use, for the upper southwest corner of 37.50 acre tract, File No. 147671 Official Public Records of Atascosa County, Texas, the northwest corner of the 39.45 acre tract, and the northwest corner of the subject tract, a 1/2" iron pin found by a t-post bears N 04°34'18" W 469.13 feet.

THENCE S 71°12'17" E, with the south line of the 37.50 acre tract, the north line of the 39.45 acre tract, and generally south of a fence and a concrete walled pond, 299.35 feet to a 4" pipe post in a concrete low wall corner found for an upper southeast corner of the 37.50 acre tract, the southwest corner of a 0.43 acre tract, Tract 3, File No. 147674 Official Public Records of Atascosa County, Texas.

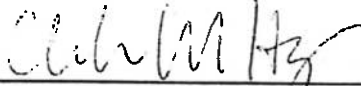
THENCE with the south line of the 0.43 acre tract, and the north line of the 39.45 acre tract:

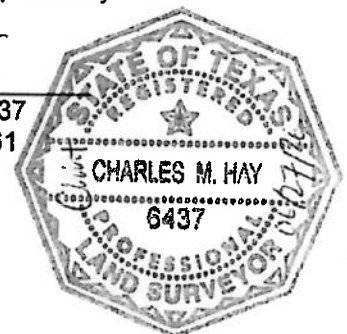
- S 51°18'34" E 13.42 feet to a 4" pipe post in a concrete low wall corner found for angle point;
- S 73°46'49" E 72.47 feet to a 5/8" iron pin set by a concrete curb & building apron south of the end of the low wall & a building corner for angle point;
- S 71°17'46" E 31.00 feet to a mag nail with disc set in concrete building apron for the middle northwest corner of a 9.35 acre tract, surveyed on the ground this same day, and the northeast corner of the subject tract, a concrete apron corner found for the lower southeast corner of the 0.43 acre tract & a corner of the 9.35 & 39.45 acre tract bears S 71°17'46" E 75.66 feet.

THENCE, over and across the 39.45 acre tract, with the north & west line of the 9.35 acre tract, S 18°43'38" W 164.02 feet to a 5/8" iron pin set by a 2" pipe fence post for the southeast corner of the subject tract and N 78°47'13" W, generally with the fence, 331.20 feet to a 2" pipe post by a 7" pipe post 2-way fence corner found in the west line of the 39.45 acre tract, the east line of the lane-in-use, for the lower northwest corner of the 9.35 acre tract, for the southwest corner of the subject tract, a 2" pipe braced 'H' post in the east line of the lane-in-use for the southwest corner of the 9.35 acre tract bears N 04°16'10" W 510.75 feet, and a 2" pipe post 3-way fence corner in the west line of the lane-in-use for an angle point in the west line of the 39.45 acre tract bears S 00°27'30" E 453.87 feet & S 12°32'16" E 18.21 feet.

THENCE N 03°51'55" W, with the west line of the 39.45 acre tract and the east line of the lane-in-use, 226.47 feet to the POINT OF BEGINNING. Surveyed on the ground June 10, 2026 and prepared for Amanda Kay Garcia & Abel Garcia. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this field note description only to the original clients for which it was prepared.


Charles M. Hay, R.P.L.S. No. 6437
271 CR 448, Hondo, Texas 78861
Job: 2026035-1.61ac



Hay & Associates Surveying Co.

contacthaysurveying@gmail.com

Firm # 10193959

(830) 426-8553

STATE OF TEXAS
COUNTY OF ATASCOSA

Field Notes of 9.35 Acres out of a 39.45 acre tract, Tract One, File No. 147673 Official Public Records of Atascosa County, Texas and out of the Ignacio Herrera Survey 2, Abstract 6, Atascosa County, Texas. (All 5/8" iron pin set with yellow plastic cap stamped "HAY & ASSOC SURVEYING CO")

BEGINNING at a 2" pipe post by a 7" pipe post 2-way fence corner found in the west line of the 39.45 acre tract, the east line of a lane-in-use, for the southwest corner of 1.61 acre tract, located on the ground this same day, for the lower northwest corner of the subject tract, 3/4" iron pin with Howard cap found 3.7 feet southeast of a 2" pipe post 2-way fence corner in the east line of the lane-in-use for the lower northwest corner of the 1.61 & 39.45 acre tracts bears N 03°51'55" W 226.47 feet, and a 2" pipe post 3-way fence corner in the west line of the lane-in-use for an angle point in the west line of the 39.45 acre tract bears S 00°27'30" E 453.87 feet & S 12°32'16" E 18.21 feet.

THENCE, over and across the 39.45 acre tract, with the south & east line of the 1.61 acre tract, S 78°47'13" E, generally with the fence, 331.20 feet to a 5/8" iron pin set by a 2" pipe fence post for the southeast corner of the 1.61 acre tract and N 18°43'38" E, leaving the fence, 164.02 feet to a mag nail with disc set in concrete building apron, in the south line of a 0.43 acre tract, Tract 3, File No. 147674 Official Public Records of Atascosa County, Texas, for the northeast corner of the 1.61 acre tract, and the middle northwest corner of the subject tract, a 5/8" iron pin set by a concrete curb & building apron for an angle point in the north line of the 1.61 & 39.45 acre tract bears N 71°17'49" W 31.00 feet.

THENCE with the south line of the 0.43 acre tract, the north line of the 39.45 acre tract, and a metal building on slab:

- S 71°17'49" E 75.66 feet a concrete apron corner found for the lower southeast corner of the 0.43 acre tract;
- N 19°30'58" E; at 4.79 feet pass a 4" pipe post in concrete found for a building corner; continuing a total of 55.14 feet to a 4" pipe post in concrete for building corner found for the upper northwest corner of the 39.45 acre tract & subject tract;
- S 70°28'53" E 49.76 feet to a 4" pipe post in concrete for building corner found in the west line of a 37.50 acre tract, File No. 147671 Official Public Records of Atascosa County, Texas, for the upper southeast corner of the 0.43 acre tract, and the upper northeast corner of the 39.45 acre tract & the subject tract, a 2" pipe post in cinder block wall for building corner found for the common corner of the 0.43 & 37.50 acre tracts bears N 19°20'49" E 30.24 feet.

THENCE with the common lines of the 37.50 & 39.45 acre tracts:

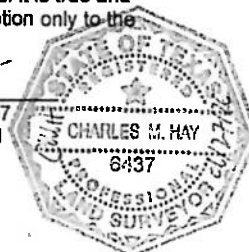
- S 19°33'31" W 201.05 feet to a 3/4" iron pin with Howard cap found 1.7 feet north of a fence;
- S 79°07'01" E, generally north of the fence, 332.36 feet to a 3/4" iron pin with Howard cap found by a 3" pipe gate post 3-way fence corner for the lower northeast corner of the 39.45 acre tract & subject tract;
- S 10°42'19" W, generally with the fence, 583.42 feet 3/4" iron pin with Howard cap found by a 3" pipe post 2-way fence corner for the lower southwest corner of the 37.50 acre tract and the southeast corner of the subject tract.

THENCE N 71°09'04" W, over and into the 39.45 acre tract, 662.74 feet to a 2" pipe braced 'H' post in the east line of the lane-in-use for the southwest corner of the subject tract, a 2" pipe post 3-way fence corner found in the west line of the lane-in-use & the 39.45 acre tract for the southeast corner of a 44.080 acre tract, File No. 186429 Official Public Records of Atascosa County, Texas bears N 38°55'15" W 48.45 feet.

THENCE N 04°16'10" W, continuing over and across the 39.45 acre tract, with the east line of the lane-in-use, and generally with the fence, 510.75 feet to the POINT OF BEGINNING. Surveyed on the ground June 10, 2026 and prepared for Amanda Kay Garcia & Abel Garcia. Bearings shown herein are based on WGS 84 from GPS observations.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground by me and to the best of my knowledge and belief it is true and correct. Hay & Associates Surveying Co. accepts responsibility for this field note description only to the original clients for which it was prepared.

Charles M. Hay
Charles M. Hay, R.P.L.S. No. 6437
271 CR 448, Hondo, Texas 78861
Job: 2026035-9.35ac





NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Gift Deed without Warranty

Date: November 12, 2013

Grantor: ANDREA GALLEGOS GARZA

Grantor's Mailing Address:

ANDREA GALLEGOS GARZA
5300 Granato Road
Poteet, Texas 78065

Grantees: AMANDA KAY GARCIA and ABEL GARCIA (Wife and Husband)

Grantees' Mailing Address:

AMANDA KAY GARCIA and ABEL GARCIA
4740 Granato Road
Poteet, Texas 78065

Consideration:

Love of, and affection for, Grantees.

Property (including any improvements):

TRACT ONE:

BEING a 39.45 Acre Tract of land being situated about 5.9 miles North of Jourdanton in Atascosa County, Texas, out of Survey No. 2, Abstract No. 6, Ignacio Herrera, original grantee, and being out of a 120.536 Acre Tract conveyed to Alfred S. Garza by deed dated February 26, 1971 and recorded in Volume 366, Page 444 of the Deed Records of Atascosa County, Texas.

For a more complete description of said property, see Exhibit A, attached hereto.

TRACT TWO:

BEING a 7.41 Acre Tract of land being situated about 5.9 miles North of Jourdanton in Atascosa County, Texas, out of Survey No. 2, Abstract No. 6, Ignacio Herrera, original grantee, and being out of a 120.536 Acre Tract conveyed to Alfred S. Garza by deed dated February 26, 1971 and recorded in Volume 366, Page 444 of the Deed Records of Atascosa County, Texas.

For a more complete description of said property, see Exhibit B, attached hereto.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, gives, and conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantees and Grantees' heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

GRANTEES ARE TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEES HAVE NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEES' INSPECTION.

When the context requires, singular nouns and pronouns include the plural.


ANDREA GALLEGOS GARZA

STATE OF TEXAS)

COUNTY OF ATASCOSA)

This instrument was acknowledged before me on Nov. 12th, 2013, by

ANDREA GALLEGOS GARZA.



Megan Harkins
Notary Public, State of Texas
My commission expires: _____

PREPARED IN THE OFFICE OF:

Law Office of Megan Harkins
113 N. Bryant Street
Pleasanton, TX 78064
Tel: (830) 569-5990
Fax: (830) 569-5992

AFTER RECORDING RETURN TO:

AMANDA KAY GARCIA and
ABEL GARCIA
4740 Granato Road
Poteet, Texas 78065